

BALTIMORE METROCENTER SURVEY

SURVEY NO.: B-2015

AREA: Cathedral Hill

MAGI NO.: 0420155404

Address: 10 East Franklin Street  
Current Name: Tio Pepe Restaurante

Block: 552    Lot: 26    Lot size: 30 x 140 ft.  
Height: 3    Materials: Brick  
Condition: Good    Owner: Tio Pepe Inc.  
Use: Commercial    Accessible: yes, unrestricted  
Designation:    Liber/Folio: RHB 2924/715



Historic Name: Old St. Paul's Parish Boys School  
Date: ca. 1830  
Architect/Builder:  
Style (if appropriate): Greek Revival

Description:

The flemish bond facade has three bays with a side hall entry. Early in the 20th century, the windows of the first floor were replaced with a bow window. The entrance surround is the same as that of No. 8 East Franklin: plain white marble steps with block closers and slender marble pillars with incised rosettes at a side-lighted recessed doorway. A plain entablature matches that of No. 8 East Franklin. The upper floors have 6/6 windows with marble sills and gauged flat arches. The cornice is a plain box and fascia board, much simpler than the dentil cornice of No. 8. A pedimented dormer and high brick chimney break the gable roof.

Significance:

Area: Architecture

Level: Local

No. 10 East Franklin Street, part of the Old St. Paul's Parish Boys School, is a good example of the Greek Revival style in Baltimore rowhouse development. It is one of a pair with No. 8 East Franklin, the main section of the Boys School (B-2014). During part of its association with the Parish, the building housed the St. Paul's Orphan Asylum.

See MHT Inventory form.

Sources: Beirne, St. Paul's Parish, Baltimore. Shivers, Those Old Placid  
Surveyor and Date: Janet Davis, January 1985 Rows

B-2015

Old St. Paul's Parish Boys School  
10 East Franklin Street  
Private

ca. 1830

No. 10 East Franklin Street, part of the Old St. Paul's Parish Boys School, is a good example of the Greek Revival style in Baltimore rowhouse development. It is one of a pair with No. 8 East Franklin, the main section of the Boys School. (See B-2014, Old St. Paul's Parish Boys School, 8 East Franklin Street.)

**Maryland Historical Trust**  
**State Historic Sites Inventory Form**

Survey No. B-2015

Magi No. 0420155404

DOE ☐ yes ☒ no

**1. Name** (indicate preferred name)

historic Old St. Paul's Parish Boys School; St. Paul's Orphan Asylum

and/or common

**2. Location**

street & number 10 East Franklin Street

☐ not for publication

city, town Baltimore

☐ vicinity of

congressional district 3rd

state Maryland

county

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property** (give names and mailing addresses of all owners)

name Tio Pepe Inc.

street & number 8 East Franklin Street

telephone no.: 539-4675

city, town Baltimore

state and zip code MD 21202

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Baltimore City Courthouse

liber RHB 2924

street & number Calvert & Fayette Streets

folio 715

city, town Baltimore

state MD

**6. Representation in Existing** Historical Surveys

title Baltimore Neighborhood Survey

date 1975

☐ federal ☐ state ☐ county ☒ local

depository for survey records Commission for Historical and Architectural Preservation

city, town Baltimore

state MD 21201

## 7. Description

Survey No.B-2015

### Condition

☒ excellent  
☒ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

### SUMMARY

A section of the Old St. Paul's Parish Boys School occupied 10 East Franklin Street, a circa 1830 Greek Revival rowhouse with three stories, marble door and window trim, and a flemish bond brick facade. It is almost identical to 8 East Franklin Street, the main address of the Old St. Paul's Parish Boys School (B-2014). Both buildings are located on the north side of East Franklin Street midway between North Charles Street and St. Paul Place in central Baltimore, Maryland.

### GENERAL DESCRIPTION

The original facade, like that of 8 East Franklin, had tall, narrow windows on the first floor. These were replaced in the 1920's by a bow window. The side hall entry has been retained with the restrained marble surround and plain entablature which mirrors the adjoining entry of No. 8. Iron gates embellish the entrance. The slope of the terrain exposes more of the basement of No. 10 than No. 8 and a modern canopied entrance to the restaurant now occupying the basement is located at the eastern corner of the facade. The upper floors are identical to No. 8: flemish bond brickwork, gauged flat arches, marble sills, and 6/6 windows. However, the cornice of No. 10 is very plain, a simple box with a plain fascia board. The pedimented dormer and tall chimney again duplicate No. 8.

## 8. Significance

Survey No. B-2015

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates ca. 1830

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

### SUMMARY

No. 10 East Franklin Street, part of the Old St. Paul's Parish Boys School, is a good example of the Greek Revival style in Baltimore row house development. It is one of a pair with No. 8 East Franklin, the main section of the Boys School. (See B-2014, Old St. Paul's Parish Boys School, 8 East Franklin Street.)

### HISTORY AND SUPPORT

Much of the history of construction and use of No. 10 East Franklin Street is virtually the same as that of No. 8 East Franklin. Originally residential, the house was purchased with No. 8 to become the St. Paul's Parish Boys School in 1885. During at least part of its occupancy, the School apparently shared space with the St. Paul's Orphan Asylum, which occupied No. 10 East Franklin from 1887 until well into the 20th century. The Asylum admitted girls as well as boys and was affiliated with the St. Paul's Girls School, located at 2411 North Charles Street from 1884 to 1927. The Bromley's Street Atlases of the late 19th and early 20th centuries show 8-10 East Franklin under the name "St. Paul's Parish School" with "Boys" at No. 8 and "Girls" at No. 10. Actually, the girls' section was the Orphan Asylum.

After the Boys School sold Nos. 8-10 East Franklin in 1923 to John G. Matthews, No. 10 was occupied by a variety of tenants. From 1923 through at least 1945, the Box-Tree Inn restaurant leased part of the building. From the mid-1950's through the mid-1960's, the restaurant was called the Dutch Door. Tio Pepe Restaurante now occupies the basement restaurant area. Another tenant from 1924 through the 1960's was the Travelers' Aid Society. The first floor is now occupied by El Prado Antiques.

## 9. Major Bibliographical References

Survey No. B-2015

Baltimore City directories

Baltimore City land records

Beirne, F. F., St. Paul's Parish, Baltimore: A Chronicle of the Mother Church. Baltimore: Horn-Schafer Co., 1967.

~~Shivers, Natalie W., Those Old Placid Rows. Baltimore: MacLay & Assoc., 1967.~~

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name Baltimore EastQuadrangle scale 1:24000

UTM References do NOT complete UTM references

A 

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Zone Easting NorthingB 

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Zone Easting NorthingC 

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D 

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E 

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F 

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G 

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H 

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Verbal boundary description and justification

co-terminouse with lot measuring approximately 30 ft. x 140 ft.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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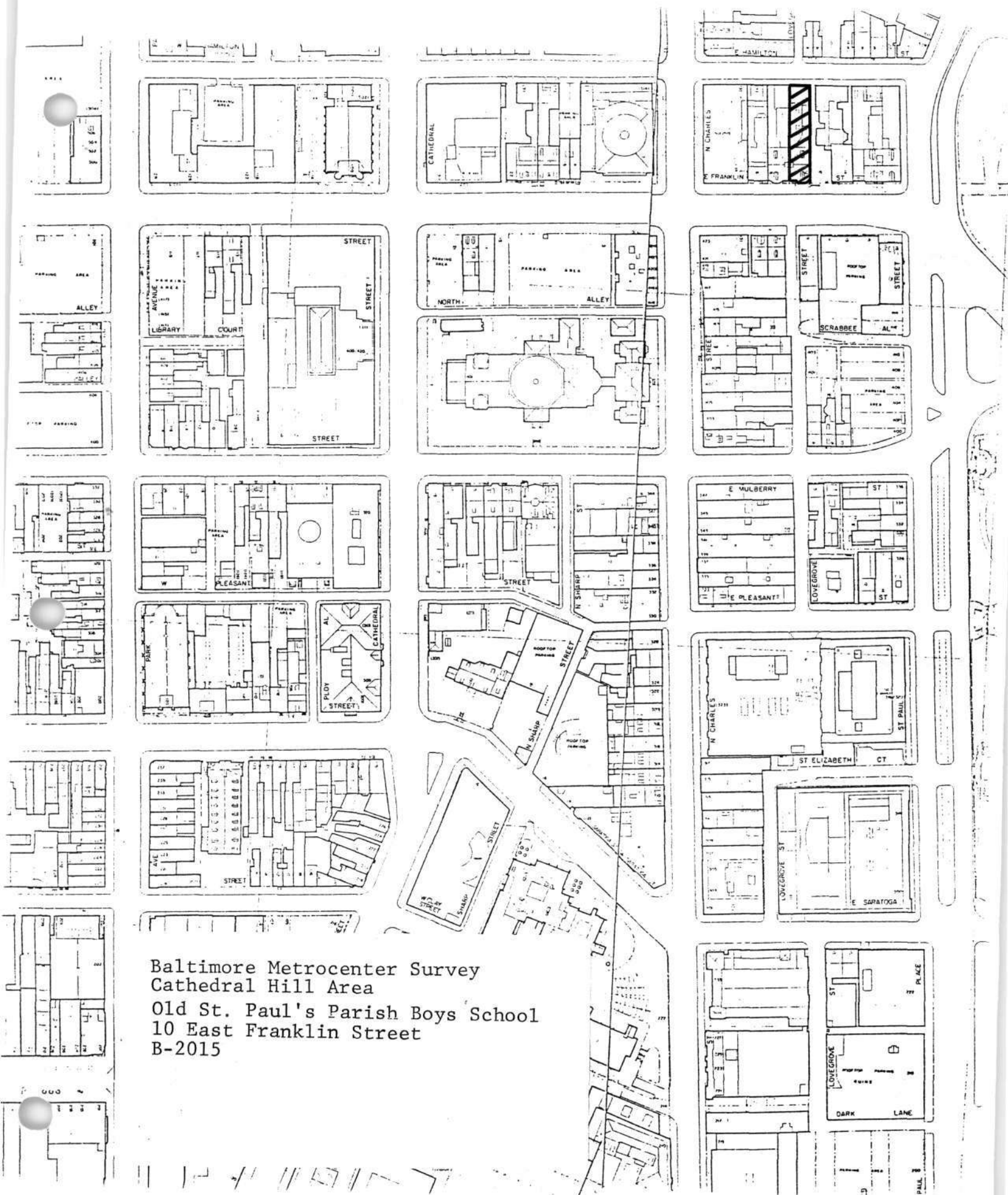
## 11. Form Prepared By

name/title Janet L. Davis, Historic Preservation AnalystCommission for Historical and  
organization Architectural Preservationdate January 1985street & number Rm. 606, 118 N. Howard St.telephone (301) 396-4866city or town Baltimorestate MD 21201

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438





MS PA  
INUPAC  
BY K

Old St. Paul's Parish Boys School  
10 East Franklin Street B-2015  
Cathedral Hill - Metrocenter Survey  
Baltimore (City), Maryland  
Photo: Janet Davis  
Date: July 1984  
Neg. loc.: Maryland Historical Trust  
South elevation

MARYLAND HISTORICAL TRUST

B-2015 552  
MAGI #0420155911

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

**1 NAME**

HISTORIC

AND/OR COMMON

10 E. Franklin Street

**2 LOCATION**

STREET & NUMBER

10 E. Franklin Street

CITY, TOWN

Baltimore

CONGRESSIONAL DISTRICT

\_\_\_ VICINITY OF

STATE

Maryland

COUNTY

**3 CLASSIFICATION**

**CATEGORY**

\_\_\_ DISTRICT  
☒ BUILDING(S)  
\_\_\_ STRUCTURE  
\_\_\_ SITE  
\_\_\_ OBJECT

**OWNERSHIP**

\_\_\_ PUBLIC  
☒ PRIVATE  
\_\_\_ BOTH

**PUBLIC ACQUISITION**

\_\_\_ IN PROCESS  
\_\_\_ BEING CONSIDERED

**STATUS**

☒ OCCUPIED  
\_\_\_ UNOCCUPIED  
\_\_\_ WORK IN PROGRESS  
**ACCESSIBLE**  
☒ YES: RESTRICTED  
\_\_\_ YES: UNRESTRICTED  
\_\_\_ NO

**PRESENT USE**

\_\_\_ AGRICULTURE  
☒ COMMERCIAL  
\_\_\_ EDUCATIONAL  
\_\_\_ ENTERTAINMENT  
\_\_\_ GOVERNMENT  
\_\_\_ INDUSTRIAL  
\_\_\_ MILITARY  
\_\_\_ MUSEUM  
\_\_\_ PARK  
\_\_\_ PRIVATE RESIDENCE  
\_\_\_ RELIGIOUS  
\_\_\_ SCIENTIFIC  
\_\_\_ TRANSPORTATION  
\_\_\_ OTHER:

**4 OWNER OF PROPERTY**

NAME

110 Pepe Inc.

Telephone #:

STREET & NUMBER

8 E. Franklin Street

CITY, TOWN

Baltimore

\_\_\_ VICINITY OF

STATE, zip code  
Maryland 21202

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Records Office, Room 601

Liber #: RHB 2924

Folio #: 715  
6/30/72

STREET & NUMBER

Baltimore City Courthouse

CITY, TOWN

Baltimore

STATE  
Maryland 21202

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

City of Baltimore Neighborhood Survey

DATE

1975

\_\_\_ FEDERAL \_\_\_ STATE \_\_\_ COUNTY ☒ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

COMMISSION FOR HISTORICAL &  
ARCHITECTURAL PRESERVATION  
Room 900  
26 South Calvert St.  
Baltimore, MD 21202

## 7 DESCRIPTION

B-2015

### CONDITION

☒ EXCELLENT  
☐ GOOD  
☐ FAIR

☐ DETERIORATED  
☐ RUINS  
☐ UNEXPOSED

### CHECK ONE

☐ UNALTERED  
☒ ALTERED

### CHECK ONE

☒ ORIGINAL SITE  
☐ MOVED DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Though it is located in the center of the block this three and one-half story house is the end of a row. It is one of a pair of Greek Revival houses, whose doors are adjacent forming the central element of the group. The house has three bays and is faced with Flemish bond brickwork.

The basement is surfaced in white marble. It has been altered to include a large horizontal window composed of seven vertical panes of glass and a basement entrance protected by an awning. There is no areaway.

The main door and its two narrow side lights are framed and separated by four flat pilasters, each of which is ornamented by a bull's eye carved in a block located just below the entablature which they support. Seven stairs flanked by slabs of marble ascend to the entrance. This floor has been altered to insert a large floor to ceiling bowed oriel. The oriel is formed of many vertical panes of glass arranged in 5 horizontal rows crowned by a cornice.

The second and third floors have six-over-six double hung windows with marble sills and splayed brick lintels. There is a narrow fascia and cornice. A chimney is located above the wall between the hall and front room. The peaked roof dormer with its slightly arched six-over-six window is centered over the space between two right hand windows on the lower floors.

Statement of Significance cont'd.

southern corner (501-515 N. Charles Street) is currently being renovated. It is located on the former site of the Union Club which appears on the 1867 Hoen and Co's Business Map of Baltimore and the Athenaeum Club which appeared on a map dated 1905. By the 1914 Topographical Survey map, the present building has been erected.

CONTINUE ON SEPARATE SHEET IF NECESSARY

**8 SIGNIFICANCE**

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW		
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

**STATEMENT OF SIGNIFICANCE**

Located south of Centre Street this block was among the earliest to be developed in Mt. Vernon. Commercial pressures have been greatest along N. Charles Street and St. Paul Place, yet many of the rowhouses remain, though now used as offices or shops; most with their ground floors very much altered. This block is interesting not only because of the survival of the early residential architecture, but because of the varied style and usage of the buildings.

Poppleton's map of 1822 shows that all of St. Paul Place between Hamilton and Centre Streets was already developed. Except for the house at the corner of Centre Street (in the already existing Mt. Vernon Historic district) it is not visually apparent any of these houses still exist; they may be hidden behind the remodeled fronts on this street. There was also a building to the rear of 18 W. Franklin Street (on Hamilton Street) which does not now exist.

The 1845 Lucas map shows the same buildings, but by 1852 (Poppleton map), the entire block has been developed. Several of these Greek Revival houses on N. Charles Street and Franklin Street, though remodeled, still display much of their original proportions and detailing. (519, 521 N. Charles Street, 6, 8, 10, 20 E. Franklin Street) Fourteen E. Franklin Street which occupies a double lot, and has a walled garden is especially attractive, not having been altered for commercial activities. It may have been built for Haslett McKim, who between 1840 and 1847, assembled the then three lots which now comprise 14 and 16 E. Franklin Streets. Twenty E. Franklin Street was leased for the first time in September, 1848; it was probably built between that date and (by Mtge. AWB 431-205) March 30, 1850; "J. Campbell White and Mary S. White his wife have erected .... a large dwelling for their use and occupation." Also dating from this early period are the two small houses at the corner of Lovegrove Alley and Hamilton Street.

Hamilton Street has an extremely attractive former coach house (#16) as well as some other late 19th century buildings. Dating also from the second half of the last century is an unaltered pair of houses on St. Paul Place (520, 522) with a deeply bracketed cornice. Though 22 E. Hamilton Street probably dates from the early 20th century, the sub leasehold to its lot goes back to 1811. The attractive narrow Colonial Revival house at 16 E. Franklin Street dates c. 1899 when its lot was separated from 14 E. Franklin Street and willed to Anne Eliza Gordon by Nannie Gordon Lovell.

Together with the extensive ground floor remodeling on N. Charles Street, the two buildings on the north and south corners of Hamilton Street are indicative of the growing pressures of commerce in the early 20th century. The office building on the

CONTINUE ON SEPARATE SHEET IF NECESSARY

cont'd on lower portion of previous  
page

**9 MAJOR BIBLIOGRAPHICAL REFERENCES**

CONTINUE ON SEPARATE SHEET IF NECESSARY

**10 GEOGRAPHICAL DATA**

ACREAGE OF NOMINATED PROPERTY \_\_\_\_\_

VERBAL BOUNDARY DESCRIPTION

10 E. Franklin Street - 30'1"  
is on same lot as  
8 E. Franklin Street - 60'2" by 140'

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

STATE \_\_\_\_\_ COUNTY \_\_\_\_\_

**11 FORM PREPARED BY**

NAME / TITLE

Marsha Rozansky, Planning Assistant

ORGANIZATION

The Commission for Historical and Architectural Preservation

DATE

STREET & NUMBER

26 S. Calvert Street, Room 900

TELEPHONE

396-4866

CITY OR TOWN

Baltimore

STATE

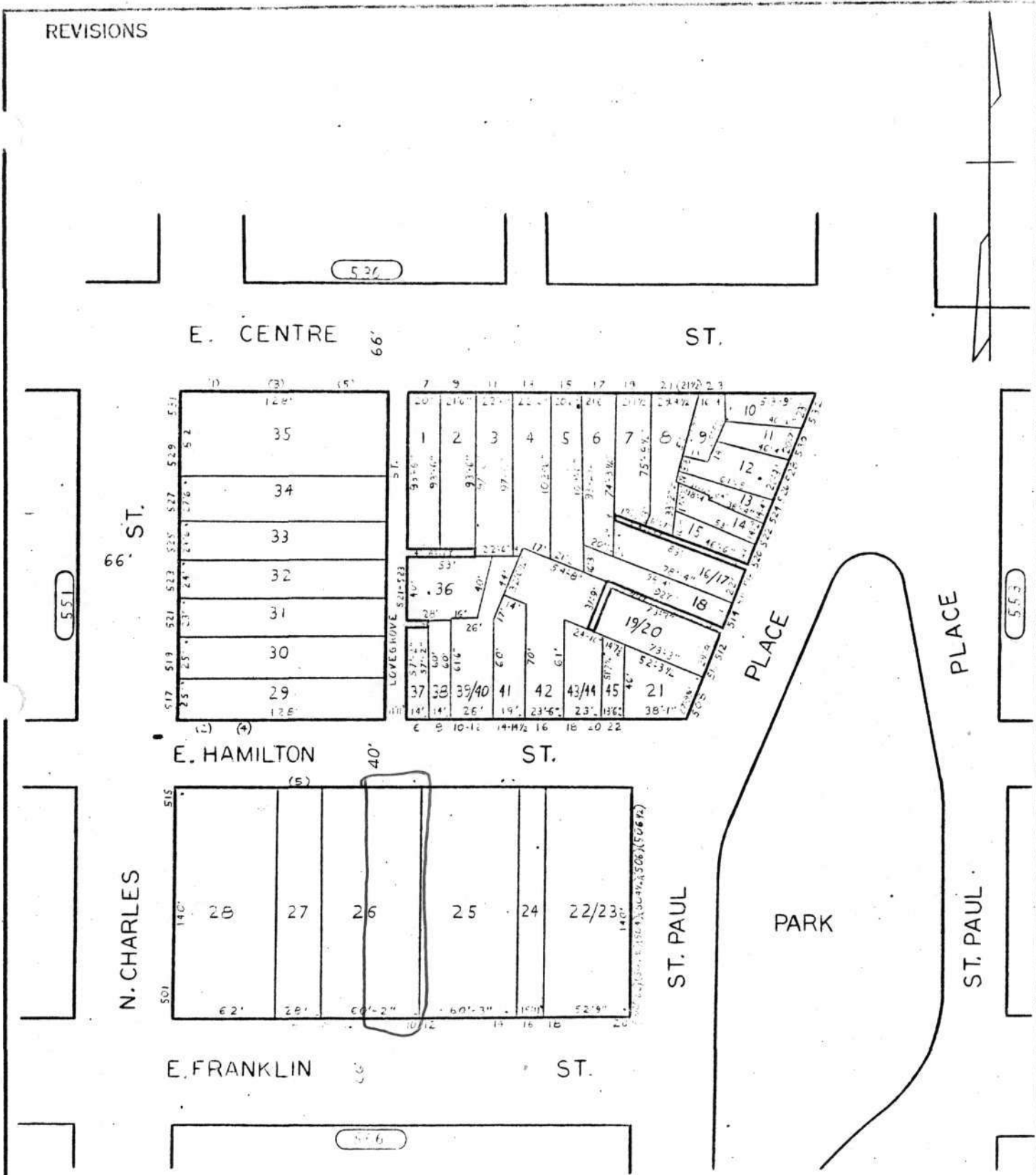
Maryland 21202

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RETURN TO: Maryland Historical Trust  
The Shaw House, 21 State Circle  
Annapolis, Maryland 21401  
(301) 267-1438

REVISIONS



TRACED BY *Low Check*  
LETTERED BY *Low Check*  
CHECKED BY

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED FOR UNDER ARTICLE 70 OF THE CITY CHARTER. IT IS COMPILED FROM TITLE AND OTHER SOURCES AND IS NOT AN AUTHENTIC SURVEY.

CITY OF BALTIMORE  
DEPARTMENT OF PUBLIC WORKS

PROPERTY LOCATION DIVISION

WARD 11 SECTION 11  
BLOCK 552

SCALE 1" = 100' DATE

B-2015

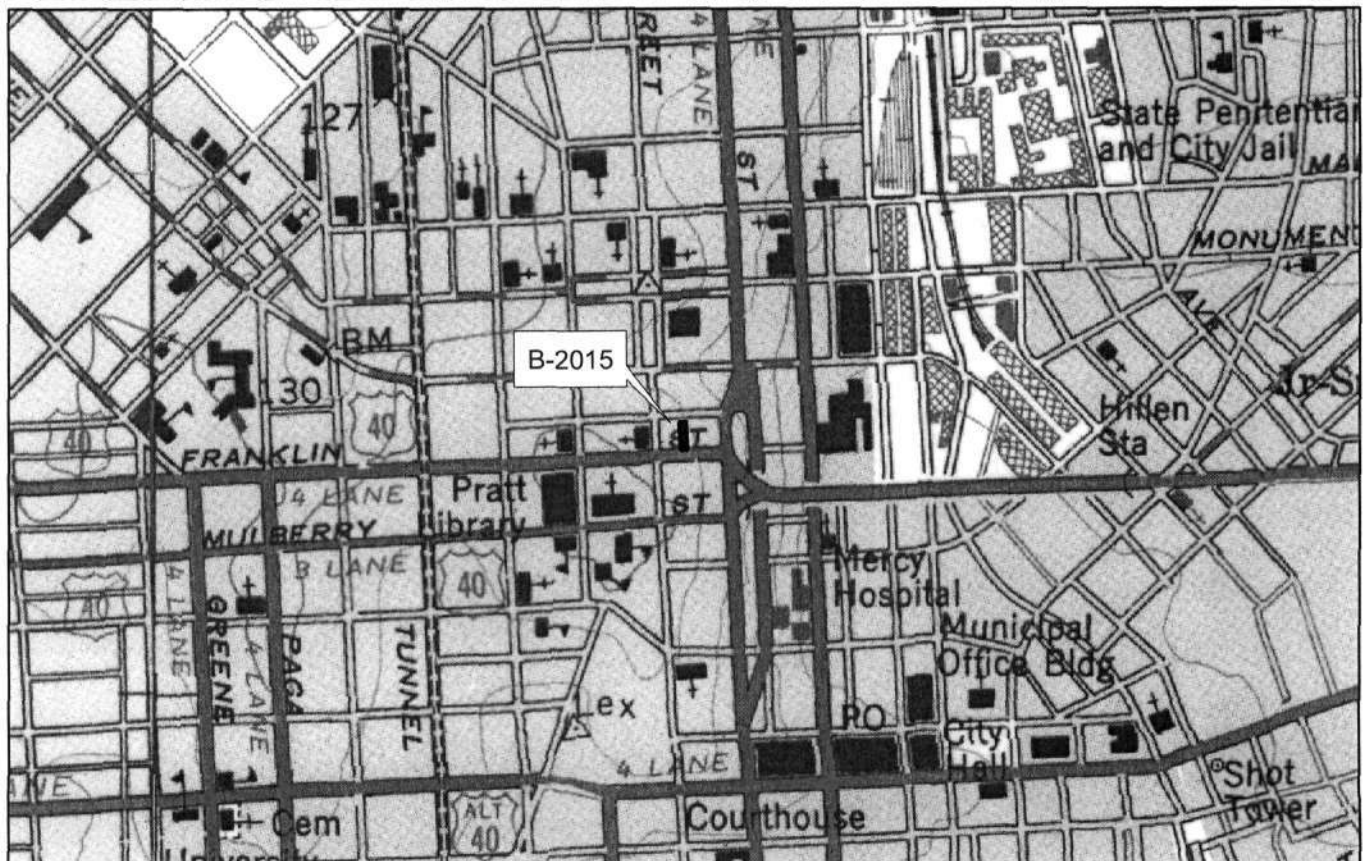
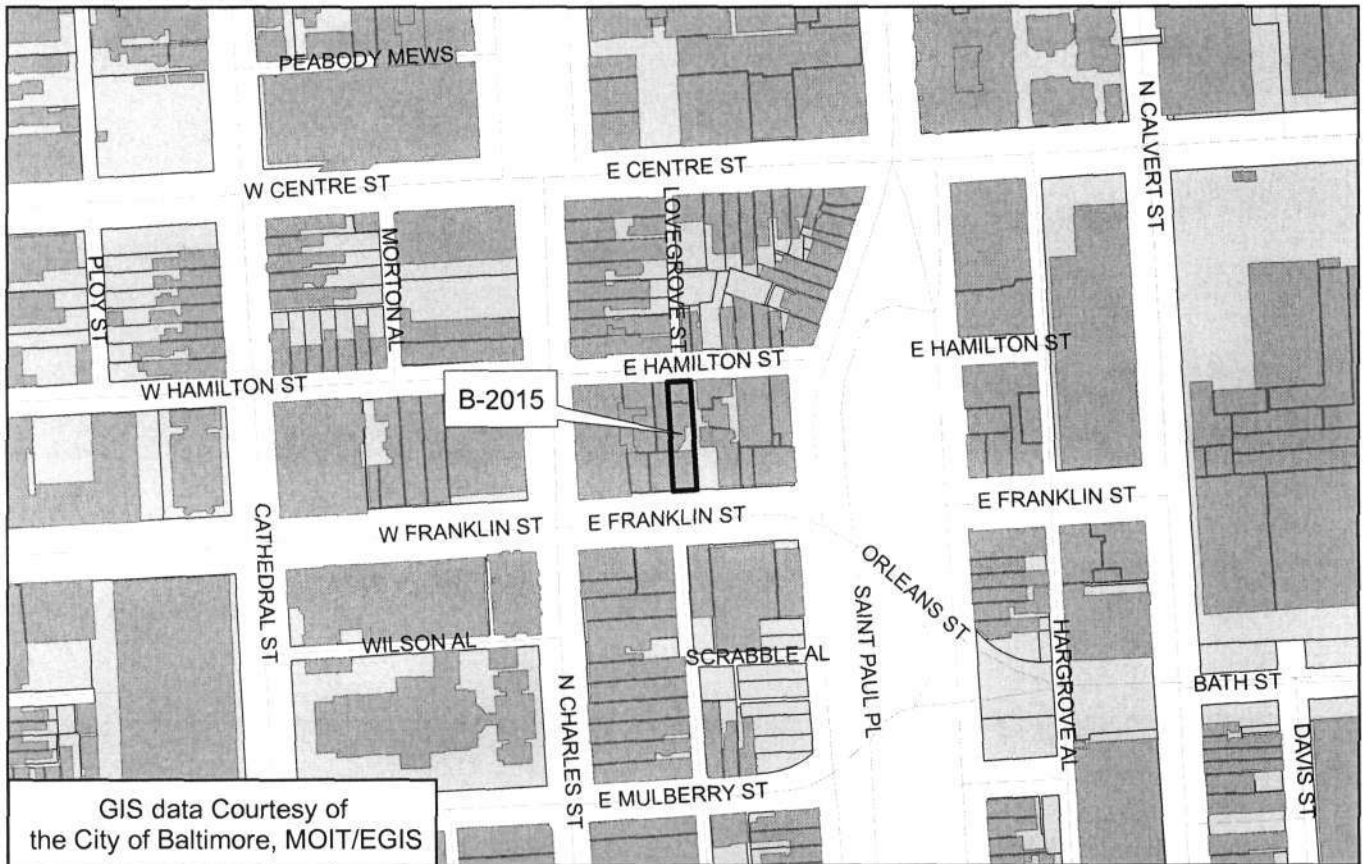
Old St. Paul's Parish Boys School (Tio Pepe Restaurante, St. Paul's Orphan Asylum)

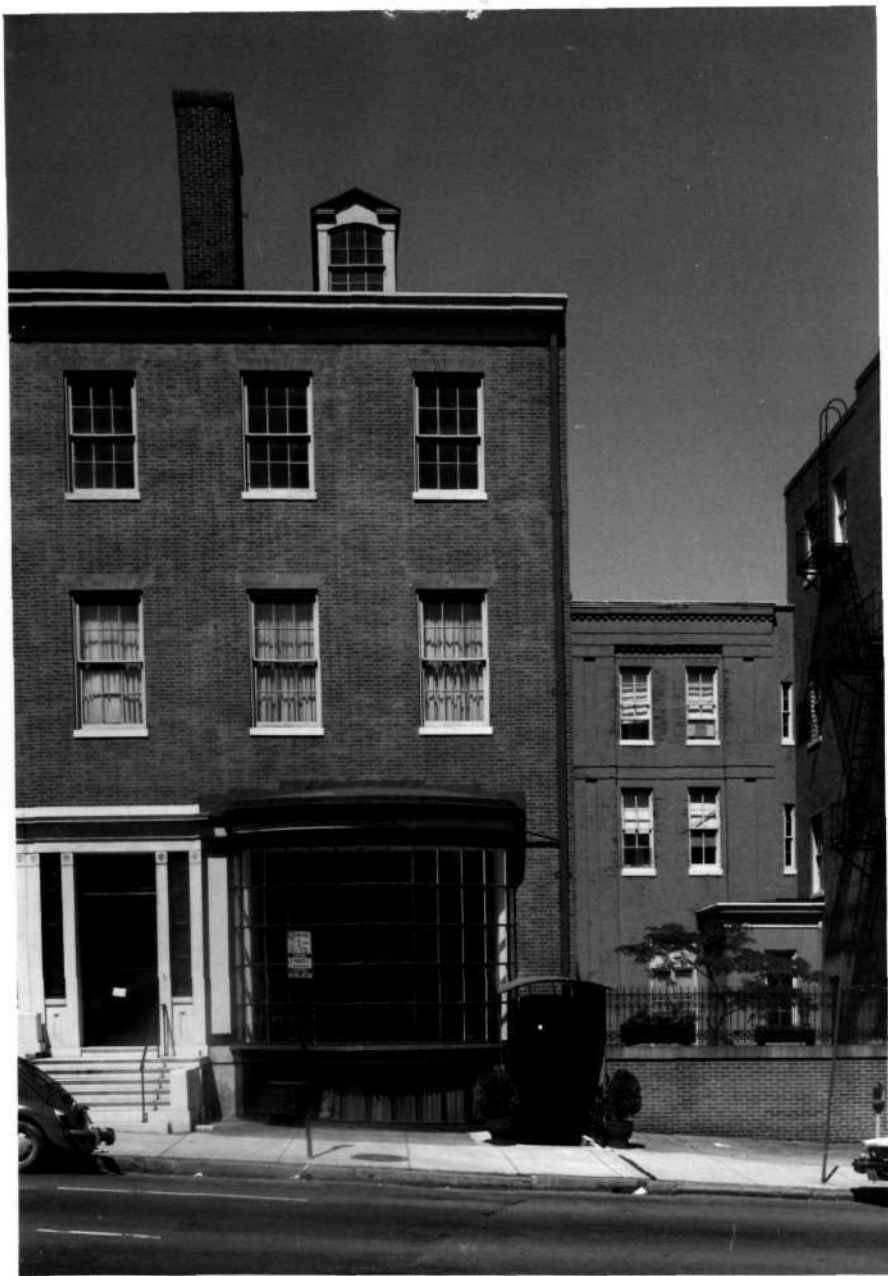
10 E. Franklin Street

Block 0552 Lot 026

Baltimore City

Baltimore East Quad





10 E. Franklin

B-2015

BLK552  
Neg 8